

EXHIBIT A

Description of Demised Premises

ALL those lots of land in Gantt Township, Greenville County, State of South Carolina, near West Gantt School, adjoining the lands of the M. D. Earle Estate, C. O. Berry and others, and being known and designated as Lots 4, 5, and 6 as shown on plat of C. O. Berry property, said plat prepared by H. S. Brockman, Surveyor, April 2, 1937, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Jacobs Road, said pin being 467.5 feet from the center of the White Horse Road, and being the corner of Lots No. 3 and 4, and running thence with the line of Lots 1, 2, and 3, N. 28-45 W. 500 feet to an iron pin, corner of Lot #1, and on the line of the M. D. Earle Estate; thence with the Earle line, N. 61-15 E. 600 feet to an iron pin on Earle line at corner of Lots 6 and 7; thence with line of Lot 7, S. 28-45 E. 500 feet to an iron pin in the center of Jacobs Road and corner of Lot #7; thence with the said lot, S. 61-15 W. 600 feet to the beginning corner and containing 6.87 acres, more or less.

It is acknowledged and understood by the parties that there are four (4) existing structures on the premises. It is further acknowledged and understood by the parties that three (3) of these structures (not including the structure known as the "main building") are accepted by the Lessees in an "as is" condition and that any repairs, maintenance and replacements to such structures desired by the Lessees may be made at the Lessees' discretion.

This is the same property conveyed to R. Martin Page by deed recorded in Deed Book 416, Page 497, in the RMC Office for Greenville County, and to the Lessors under the Will of R. Martin Page on file in File No. 1617, Apt. No. 18, in the Probate Court for Greenville County.

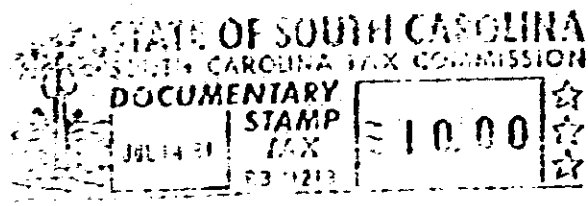
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RECORDED JUL 14 1981

at 9:37 A.M.

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